



102 E. Parmenter St.
Lamar, CO 81052-3299
Phone - 719.336.4376
Fax - 719.336.2787

October 28, 2020

Environmental Protection Agency Region 8
Attn: Ms. Melisa Devincenzi
1595 Wynkoop Street
Denver, CO 80202-1129
Via email: Devincenzi.Melisa@epa.gov

Re: City of Lamar, CO, Brownfield Revitalization Initiative ("Prairie Crossroads Project Part II")
Narrative Information Sheet

Dear Ms. Devincenzi:

The City of Lamar, Colorado is pleased to submit this application for the USEPA Brownfield Assessment Grant, requesting funding of \$300,000 for Petroleum and Hazardous Substance sites. Our application includes responses to all threshold and ranking criteria as described within the application materials. The City will use the requested funds to support brownfield redevelopment in Census Tract 2 (identified in the US 2010 Census), our crossroads of commerce and industry. Lamar's goal is to revive this once-bustling area surrounding the Arkansas River, the BNSF railroad, and major U.S. highway corridors by eliminating material threats to public health, welfare, and our environment; creating job opportunities; growing our tax base; eradicating blight; and reviving our economy. We hope to pave the way for a prosperous downtown commercial corridor, an enhanced industrial district, and an influx of cultural and residential development to improve the general health and well-being of our existing residents.

1. Applicant Identification

The proposed recipient of the EPA Community-Wide Assessment Grant monies is the City of Lamar with offices located at 102 East Parmenter Street, Lamar, Colorado 81052.

2. Funding Requested

- a) Assessment Grant Type: Community-wide
- b) Federal Funds Requested
 - i. \$300,000
 - ii. We are not requesting a site-specific assessment grant waiver of the \$200,000 limit

3. Location:

- a), b), c): The City of Lamar, Prowers County, Colorado

- 4. **Property Information for Site Specific Application:** This is a community-wide application and does not include site-specific information.

5. Project Contacts

a) Project Director

Mr. Craig Brooks
Chief Building Inspector
102 E. Parmenter St
Lamar, CO 81052
Phone 719.336.2085
Email: craig.brooks@ci.lamar.co.us

b) Chief Executive

Mr. Steve Kil
City Administrator
102 E. Parmenter St.
Lamar, CO 81052
Phone 719.336.4376
Email: steve.kil@ci.lamar.co.us

6. Population

- i. The City of Lamar has an estimated population of 7,656 persons (2018 estimate, U.S. Census Bureau, www.census.gov)

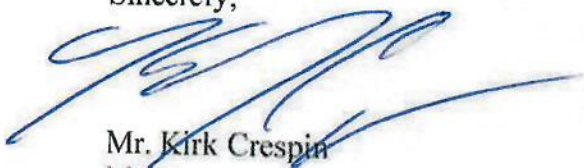
1. **Other Factors Checklist:** Please identify which of the below items apply to your community/proposed project. If none of the Other Factors are applicable to your community/proposed project, please provide a statement to that effect.

Other Factors	Page #
Community population is 10,000 or less.	Page 1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous With a body of water but for a street, road, or other public thoroughfare separating them).	Pages. 1, 2
The priority site(s) is in a federally designated flood plain.	
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Pages: 8, 9

7. **Letter from the State or Tribal Environmental Authority:** Please see attached.

Thank you for consideration of our grant application materials. We trust you will find them complete and, we hope, worthy of another award.

Sincerely,



Mr. Kirk Crespina
Mayor
City of Lamar, CO



COLORADO

Department of Public
Health & Environment

October 23, 2020

Danny Heffernan
Environmental Protection Agency
Region 8 Brownfield's Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of Lamar Assessment Grant Proposal.

Dear Mr. Heffernan:

I am writing to express our support of the City of Lamar's assessment grant proposal. Although much of Colorado has seen significant growth in recent years, Lamar has suffered from decreasing population and increasing poverty rates, which has resulted in Lamar and much of Prowers county being designated as a federal opportunity zone. The key to Lamar's revitalization strategy is redevelopment of their downtown corridor, and notwithstanding recent progress, this area is still characterized by vacated agricultural and industrial properties. Dealing with the known or potential contamination at these properties is difficult hurdle for this disadvantaged community to overcome, and the activities outlined in their proposal are a key component of Lamar's overall revitalization strategy.

In spite of these challenges, Lamar has already taken several proactive steps as part of their efforts to revitalize their core downtown. These steps include infrastructure improvements and development of an urban renewal authority to provide tax incentives. Additionally, through a previous grant, Lamar identified a number of environmentally impacted properties which allowed them to successfully apply for a state brownfields grant used to remediate the Troy Motel. The activities outlined in the assessment grant proposal would complement their efforts to date and improve the community's ability to position unused properties for redevelopment or reuse. In summary, we feel the proposed project is a vital component of overall efforts to revitalize and create public amenities within the core downtown area of Lamar and we fully support the Town's efforts to assess and promote redevelopment of environmentally challenged properties in their community.

If additional resources are necessary after completion of activities outlined in this application, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Brownfields Revolving Loan Fund and the State of Colorado Brownfields grant (H.B. 1306) program. Furthermore, Colorado's Voluntary Cleanup Program provides a mechanism to remediate contaminated sites and provide State approval of the cleanup. Finally, Colorado tax credits for remediation of contaminated land that can provide additional resources to both local governments and/or private developers. CDPHE has



informed the City of the availability of these resources and can assist with the application process if requested.

Sincerely,

A handwritten signature in blue ink, appearing to read "Douglas C. Jamison".

Douglas C. Jamison
Superfund/Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Ben Peotter, Ayres Associates



Narrative and Response to the Ranking Criteria

IV.E.1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

IV.E.1.a **Target Area and Brownfields**

IV.E.1.a.i. Background and Description of Target Area

Lamar (population 7,656, 2018) is the county seat and most populous municipality in Prowers County. While much of Colorado has been riding a boom in energy development, tourism, and population growth, the City of Lamar – the commercial center of a farming and ranching region - has been losing jobs and people as evidenced by its designation as an **Opportunity Zone**. During the mid-20th century, Lamar's industrial base expanded significantly, and although contributing to our City's lively early economy, the use of hazardous substances and petroleum products came with releases of these materials as confirmed through work performed in the FY2018 EPA Assessment Grant. Though only two-years in, we've completed 10 Phase I ESAs, three Phase II ESAs, and built momentum that we hope will carry forward assessing the many remaining brownfields in the area.

Lamar and the surrounding area have come down a long way from their heyday – Prowers County has earned a place on the current U.S. Persistent Poverty Counties list. Sitting at the crossroads of two major U.S. highways (U.S. 287 and U.S. 50) and with local access to freight and passenger rail service and bus service, Lamar should be the retail hub of the region. However, especially over the course of the last decade, the City has been witnessing a general downturn in its retail economy well before the COVID crisis hit. Unlike most of the U.S. who have experienced a rebound following the Great Recession, a second recession hit Lamar with massive job losses irrespective of the current pandemic which has exacerbated things further. As a result, the retail core has been impacted to a point where there are vacant storefronts and a lack of infrastructure investment. A 2013 *Market Niche Study* (most recent analysis) reported the total spending potential in Lamar is approximately \$150 million annually, but the city is capturing less than half that. Dozens of former commercial and industrial structures left empty and deteriorating are scattered throughout the target area, siphoning opportunities from our residents and economy. The impacts of brownfields, including an abandoned coal plant, historic hotel, filling stations, auto repair shops, and dry cleaners, on our low-income population have left our community and economy in survival mode. But, Lamar pulls together when times are tough, as we have since our beginnings. We are intent on figuring out how to thrive without bright lights and night life, creating momentum and building on the FY2018 Grant.

This current brownfield project was coined the “**Prairie Crossroads Project**,” with this being “**Part II**” continuing to focus on the northern portion of Lamar, identified in the 2010 U.S. Census as **Census Tract 2 (CT2)**. The area is roughly bounded by Parmenter Street to the south, North 13th Street to the west, the Arkansas River to the north, and extends past the Riverside Cemetery to the west. This area is at the crossroads of commerce, encompassing the intersection of U.S. Highways 287 and 50, the core of downtown Main Street, and the railroad industry corridor. The goal of this application is to continue the progress we've made in identifying and addressing environmental impairments in a larger effort to revive this once-bustling area surrounding the Arkansas River and the transcontinental railroad.

IV.E.1.a.ii. Description of the Priority Brownfield Site(s)

Commercial and industrial corridors within the boundaries of the Prairie Crossroads Project Part II in the northeast corridor house numerous brownfield sites, many of which date back to the turn of the century or Lamar's mid-20th century. Through our initial grant, several of our targets were addressed and many previously un-inventoried properties were assessed. However, by diving into the process, new priority site targets were identified based on health risks and likely impacts to the community if issues are addressed, this includes the larger powerplant target from our original grant remain.

Table 1: Priority Brownfield Sites

Site/Location	Proximity to residents	Nature and Extent of Brownfield	Real or Perceived Negative Environmental Impacts
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City of Lamar, Colorado FY2021 Assessment Grant Application

Former Lamar Laundry Company and adjacent auto sales and service garage (4 th &Olive)	100 feet to Lamar Station Park	Vacant site currently, unpaved, conducted historic laundry noted water chemicals possible dry cleaning, auto service operations, filling station at two adjacent sites	No buildings, health risk from heavy metals, PAHs, VOCs, petroleum compounds from auto station
Former bulk petroleum storage site corner of East Maple and Commercial Sts.	Adjacent; across the street	4,000-gallon gasoline ASTs, petroleum, VOCs	Unpaved site, direct contact, ingestion, inhalation, vapor; to be evaluated
Former Lamar Power Plant	Adjacent; across the street; adjacent to Lamar Canal that connects to Arkansas River	Encompasses five city blocks, releases included mercury, benzene, cyanide, hydrochloric acid, selenium compounds, and sulfuric acid, among other pollutants	Structures of historic facility remain, creating eyesore and preventing redevelopment. Ingestion, inhalation, and direct contacts routes of exposure from residual soils

IV.E.1.b. Revitalization of the Target Area

IV.E.1.b.i. Reuse Strategy and Alignment with Revitalization Plans

The focus of **Prairie Crossroads Project Part II** (as we're calling this second application) is the assessment and ultimate redevelopment of additional sites within the core of Lamar that have great potential overshadowed by environmental concerns. The community has supported a variety of studies and resources supported by organizations such as Main Street Lamar that have created programs like Façade Squad, BizLink, and the Partnership Posse that have shone a light on the path forward, and there is clear consensus that action is our priority based on the success of our initial grant. Our strategic plan for downtown recognizes that over time Lamar has lost its sense of vibrancy; that folks who used to work together lost the spirit of community. The plan focuses on taking stock of current efforts and charting a path forward on the specific sites in question to transform our crossroads from the mechanism that drives our best and brightest out of the community into a celebration of our downtown – “where it all happens.” The Prairie Crossroads Project’s goal is the same, focusing on environmental assessment, cleanup, and redevelopment to jump-start the metamorphosis. The strategic plan and this project seek to make the Prairie Crossroads area a destination where “culture, commerce and community come together” through bridging various community development organizations to help leverage individual efforts and funds into something greater.

The project also aligns with our most recent *Comprehensive Plan* (2004) and 2019 *Lamar Catalyst Report*, both of which recommends the City develop incentives for redevelopment and the infill of specific sites, as well as blighted neighborhoods and inventory available space and building renovation needs to help in reactivating brownfields. Utilizing our support from the Lamar Redevelopment Authority and other local organizations, the Prairie Crossroads Project has demonstrated its ability to leverage recent traction and translate it into redevelopment activity. The City of Lamar seeks to address our public health and welfare issues by redeveloping sites in recommended development nodes into properties that provide healthy food, recreational space, business and employment opportunities, and quality affordable housing options. Three key priorities for Part II include 1) advancing redevelopment activities at the Farmer’s Market building – exploring options for a food hall – 2) identifying options for upper floor housing units above the Main Café brownfield site and 3) assessing and understanding environmental impediments and redevelopment options and developing a broader reuse plan for the former Power Plant (and other priority sites). The first two properties were assessed under the first grant, but need further cleanup planning efforts to facilitate reuse, and the third is a relatively recent one, now accessible following legal wrangling, meaning we need assistance in addressing this 10,000-pound gorilla. While our planning documents have not been updated recently, the City leadership has identified the Power Plant as a priority site to focus on since legal issues have been resolved.

IV.E.1.b.ii. Outcomes and Benefits of Reuse Strategy

Three principal economic benefits will result from the Prairie Crossroads Project Part II continuing under this grant and help to spur further economic growth within this **Opportunity Zone**. Under the first EPA grant, with assessment and planning activities, we've seen leveraged dollars for redevelopment activities. Additionally, the 2019 *Lamar Catalyst Report* ("Developing Solutions for Prairie Crossroads") identified reuse strategies groundwork laid toward redeveloping six brownfield sites in the priority area. These sites could conceivably provide 15-30 new jobs, small business opportunities, as well as much needed affordable housing. Additional remediation planning or 3D visuals are needed at a number of these sites to address some of the concerns residents and developers still have on these sites. However, we have already seen initial successes at the Troy Motel and old Quizno's properties and have celebrated those within the community. Ultimately, these success stories have helped demonstrate the power of the Brownfield program and we have additional requests for assistance, and reconsideration by some owners previously identified, that cannot be accommodated with our remaining funds.

We expect these positive changes to continue, and with additional redevelopment will provide job creation that enhances the financial stability of families and individuals and reduces our astounding poverty rate. Second, new services and sales in our downtown business district will serve current and future residents and entice tourists and income that currently bypasses Lamar. Third, an augmented tax base from improved property values and increases in sales tax revenues from new businesses drawn to the area will help keep the ball of improvement rolling. Total increase in property values just from the catalyst sites identified in 2019 could be \$1 to \$3 million increasing our tax revenues considerably. The proposed project will encourage clustered development along pedestrian and public transit routes - neighborhood design can affect public health, but it also drives up real estate values. Numerous studies support the idea that consumer demand for well-designed, walkable, and transit-oriented neighborhoods has never been higher – so much so they command premium prices in the marketplace (ULI 2013 Lamar Report). Between Lamar's existing passenger rail service and strategic redevelopment approach, our City can use our design to our economic advantage. Addressing redevelopment of the former Power Plant now that a recent lawsuit is settled, as well as Main Café and facilitating conversion of the Farmer's Market building will help add employment and commercial vitality to our district. For our community, eventual outcomes of the assessment, cleanup, and repurposing of our target brownfield sites will lead to decreased unemployment and poverty rates, reduced residential vacancies, better health statistics, and an influx of investment. Brownfield site reuses such as those outlined in a catalyst report developed under the first grant will evaluate energy efficiency and renewable energy (photovoltaic, wind, thermal) into their pro-forma. This includes exploring grants or capital/operation costs for windows, insulation, HVAC variable speed fans, or other construction elements above what is typically required and much improved from historic building features currently present. These are the outcomes and benefits we're seeing from efforts of the FY2018 grant and expect to see with a subsequent grant.

IV.E.1.c. Strategy for Leveraging Resources

IV.E.1.c.i. Resources Needed for Site Reuse

Lamar has just built up momentum and understanding about how to leverage resources needed for site reuse having obtained two additional grants for sites assessed in our FY18 EPA grant. A Colorado Brownfield 1306 Cleanup Grant (\$79,000) was awarded in 2020 for demolition to take place on the Troy Motel property, a site investigated in FY2018 EPA grant and anticipated to increase tax revenues within 1 mile by 5 to 15 percent upon redevelopment. A Rural Economic Development Initiative Grant from Colorado Dept of Local Affairs was also awarded and helped the City acquire a site investigated in the FY2018 EPA grant cycle. Additionally, resource roadmapping efforts have provided us with an Urban Renewal Tax Increment template that we will use in packaging redevelopment incentives for future projects along with our Redevelopment Authority TIF District (including those specific priority sites like the former Power Plant as well as sites adjoining the historic Davies Hotel and others in Table 1 all located in the district) and supplemental direct or leveraged funding through our Colorado Main Street program (\$44,600 in 2019, with further funding expected annually) and a mini-grant from Colorado Dept. of Local Affairs for purchase of the Main Café (a site assessed in past grant, \$18,000). The U.S. Bureau of Reclamation has also approved the planning,

design, and construction of the Arkansas valley Conduit which provides piping to Lamar addressing both water quantity and severe water quality issues. We are also exploring USDA energy efficiency grants in the target area as they might apply to brownfield redevelopment. These and tools are continuing to be evaluated through innovative thinking by City leadership and federal stimulus programs that are evolving in response to the pandemic, which are being tracked and strategically applied for if fitting the needs of our City business owners. U.S. Department of Agriculture Rural Development (USDA-RD) will also be utilized as a key partner in this project. USDA-RD has a number of ways to provide financial and technical assistance to rural communities like Lamar such as Business & Industry Loan Guarantees, Rural Business Development Grants, and Community Facilities Program, that would provide help and incentive for new businesses in the area and to transform our priority sites denoted in our current FY18 grant or those included in this application. Lamar will continue to link with these agencies throughout the Prairie Crossroads Project Part II.

IV.E.1.c.ii. Use of Existing Infrastructure

Lamar's Comprehensive Plan advocates designating appropriate locations for different uses of land, coordinating them with the placement of upgraded utilities, roads, and other infrastructure and services; we must make the best use possible of our established urban core. Through the Plan's implementation and the continued Prairie Crossroads Project, we will continue to target the assessment and redevelopment of properties surrounding our downtown corridors, adapting or repurposing existing structures to accommodate sustainable growth – sites like the Farmer's Market and historic Davies Hotel and adjoining properties are expected to leverage these existing site features for reuse and redevelopment. Lamar will intentionally target sites within safe, walkable distances from residential neighborhoods as to avoid our residents, especially young children, having to cross the dangerous railroad and highway corridors. With the support of an EPA Assessment Grant, Lamar can piggyback off the momentum we've gained through our Main Street Reconstruction Project, which is working to upgrade our water (replacing 70 year old mains), storm drainage, and electrical infrastructure beneath U.S. 287/50 (our Main Street corridor), encouraging new business with Lamar's strong "foundation." As advocated in the 2013 *Market Niche Study*, Lamar will inspire new businesses to get creative about combining retail, services, and activities into one storefront to limit or eliminate further infrastructure or utility upgrades– the former Lamar Laundry site could be utilized as a green laundromat combined with an arcade, and a purposefully placed adjacent dog park on this abandoned site near Lamar Station Park. This approach will help local business attract a range of customers, contributing to their long-term success stories. The Prairie Crossroads Project Part II will continue to take advantage of existing infrastructure, including the lead-free water mains installed as part of our Main Street Reconstruction Project, which provide an ideal foundation for improving properties.

IV.E.2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

IV.E.2.a. Community Need

IV.E.2.a.i. The Community's Need for Funding

Lamar is an extremely small community (population of 7,656) with extremely limited resources. Situated 175 miles southeast of Denver and 30 miles west of the Kansas border, Lamar has been bypassed by the phenomenal growth and prosperity that is a driving force across much of Colorado. Where much of the state is growing at breakneck speeds (14.1% from 2010-2019), Lamar is experiencing the opposite trend, losing nearly 4% of its population from 2010 to 2019. Similarly, our City's unemployment rate is almost 4% higher than the state average, and our target area is rapidly collapsing as 1 in every 4 people are unemployed. Without jobs, much of our target, low-income population is experiencing a snowball effect that has left them uninsured (24.6%), unable to afford food (24.8% of CT2 with Food Stamp/SNAP benefits in the past year) and without a nest egg to support them in their golden years - 94.2% of the target area has zero retirement income, yielding an increased poor and working elderly population. Data from 2011 to 2015 American Community Survey 5-Year Estimates (latest data) revealed the poverty level in Census Tract 2 (CT2) that encompasses the target area and most of our community is double that of the Colorado average, with the median household income (\$27,024) less than half of Colorado's (\$60,629). This paints a dreadful image of the target area, in which 29.3% of Lamar's population resides. A cumulative

outcome of Lamar's ills, the poverty rate in the target area (28.27%) is more than twice that of the state (12.67%). Combined with the ever-increasing draw of big cities and a lack of resources for commercial, residential, and cultural development, the rural community of Lamar is stuck in a downward spiral that needs to be reversed. We're hopeful as we are creating positive momentum and with programs like EPA's we can begin to address these environmental issues to spur redevelopment, and training such as our Opportunity Zone Workshops to help entrepreneurs and investors understand that tools for our target area we can begin to stem the tide and create momentum in the right direction.

IV.E.2.a.ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Census Tract 2 (target area) has 35% of the population 65 years and older or younger than 15 years old, key demographics for sensitive populations. Lead exposure, from sources like the historic power plant that spewed this and other chemicals airborne and onto local ground surfaces, can lead to physical and behavioral impacts in children, central and peripheral nervous system damage, premature birth, decreased kidney function, increased blood pressure, and reproductive problems for both men and women. Although Lamar's ongoing Main Street construction project removed upwards of 75 lead-based water lines (mostly supplying commercial properties), a substantial amount of lead-based water distribution infrastructure remains within the Prairie Crossroads area. Lamar's Drinking Water Quality Report for Calendar Year 2019 indicates possible corrosion still remains from aged household plumbing systems, especially in CT2's numerous neglected homes, leaves our target area's population subject to lead in their drinking water and the associated risks. Data for elevated blood levels are at best by county level for most of the state, and dated, some of the most recent data (2014, from Colorado Dept of Public Health [CDPH] Tracking) showed over 28% of tests in Prowers County showed elevated blood levels compared to only 2% state-wide. Lung issues disproportionally affect seniors, especially when factoring in COVID concerns. The most recent data in 2017 by CDPH showed Prowers County was 10th highest in the state for asthma emergency room visits, possibly the result of emissions from our priority sites like the former Power Plant. Combining a 35% sensitive population with over 28% poverty shows the welfare and health are unfairly and disproportionally impacted in this target area. Additionally, dozens of unsecured sites are in proximity to neighborhoods near the local schools (Middle School, Lincoln Elementary School) and present a potential hazard to children. The assessment will help identify and allow us to address and reduce these health issues to the sensitive populations near these sites.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

As the 5-block Lamar Power Plant and adjoining filling station and bulk petroleum sites abut a large residential neighborhood, these brownfields could be turned into mixed-use properties that provide a grocery store and restaurants, office space, affordable quality housing options, and/or a park/playground for the neighboring population. These uses would help combat the obesity (39% prevalence in females and 36.2% prevalence in males in Prowers County), diabetes (8% prevalence in Prowers County), and heart disease (incidence rate of approximately 138 per 100,000 in Prowers County) in the target area through recreation space and healthy food choices, and reduce cancer (incidence rate of 385.4 per 100,000 in Prowers County) and various respiratory issues in residents through clean, safe housing that avoids ACM and lead-based building materials (<http://www.geostat.org/data/lamar-co/health-concerns>). The current setup of CT2 makes physical activity unnatural, difficult, or dangerous, especially for children and the elderly, those with disabilities, and low-income individuals. This neighborhood would greatly benefit from nearby goods and services on the north side of the railroad, avoiding their now-necessary dangerous commute across the tracks for recreation and retail. Fugitive dust from naturally semi-arid conditions (exacerbated by recent dust storms and extreme drought conditions), re-entrained roadway dust from the Power Plant Site with known discharge issues, diesel-powered vehicle exhaust, and agricultural operations have led to Prowers County ranking 33rd on the list of "[Top 101 counties \(in the U.S.\) with the highest Particulate Matter Annual air pollution readings in 2012.](#)" Total daily PM-10 (particulate matter less than 10 micrometers in diameter) emissions in Lamar and the target area are upwards of 12,700 tons per day (U.S. 287 at Lamar Reliever Route Environmental Assessment, 2013), putting Lamar in nonattainment for PM-10

and subject to a maintenance plan to address mitigation of air quality problems. The health effects of inhalable PM (including PM-10) are well documented. Short-term (hours, days) and long-term (months, years) exposure is known to result in respiratory and cardiovascular morbidity and mortality from cardiovascular and respiratory diseases and lung cancer. In [Prowers County](#), rates of ischemic heart disease and tracheal, bronchus, and lung cancer (51.3 female and 73.5 male rate per 100,000) vastly exceed those of Colorado (34.5 female and 44.8 male) and the U.S. (43.8 female and 67.6 male).

(3) Disproportionately Impacted Populations

The cumulative consequences of the aforementioned and other sources, including the Prairie Crossroads' brownfields such as the Power Plant, have yielded dismal [health statistics](#) in the target area, Lamar, and Prowers County that can be summarized in county-wide life expectancy rates (Female 79.6/Male 75.7) significantly lower than Colorado's (Female 82.2/Male 78.2) and the nation's (Female 81.5/Male 76.7). Additionally, 24.6% of CT2 residents are uninsured, leaving the healthcare they clearly need as a result of brownfields and other factors, too expensive or inaccessible completely. The EPA's Environmental Justice Screening Tool (EJSCREEN) indicates very high factors within CT2 (80th to 97th percentile in the Region) for PM2.5, ozone, Diesel PM, air toxic cancer, respiratory hazard, lead paint indicator, superfund proximity, and others; correlation between these EJ factors and priority sites like the closed coal Power Plant is high. In that a large part of our area is within our target area and has a clear population percentage of environmental justice challenges from our concerns at our priority sites and larger brownfield area, the identification and reduction of these source contaminants will yield a clear improvement pathway in addressing these issues and improving the quality of life for these residents.

IV.E.2.b.i., ii., & iii. Community Engagement

i. Project Involvement

Our community does *not* have organized neighborhood or citizen groups to include in our public involvement strategy, and though community members belong to church groups, we don't typically utilize those resources as a local government. We do, however, have some active groups, organizations, and government agencies that capture the interest of our residents and have been advocates for the program, facilitating discussion and input into sites, businesses, and presents opportunities for funding and support. Specific roles are in Item ii. Below. Other entities include: **Colorado Department of Public Health and Environment (CDPHE)**: has proved invaluable with support from a 1306 grant helping to move forward with cleanup at the Troy Motel assessed in FY18 grant. With the help of **CDOT** and the **Colorado Department of Local Affairs (DOLA)**, a much-needed water, storm drainage, and power infrastructure upgrade along our downtown Main Street is underway, with less than two construction seasons until its completion, with **U.S. Bureau of Reclamation** providing new clean drinking water supply. **Prowers County** has also partnered with our City in restoration efforts, including the development of a GIS database to update the area's zoning map and to evaluate infrastructure expansion needs through the analysis of development patterns.

ii. Project Roles

Name of organization/entity/group	Point of contact (name, email & phone)
Lamar Partnership Inc. (LPI)	Tera Bender, President info@mainstreetlamar.com , 719.336.1448
Role: LPI provides economic development support esp. with historic preservation in downtowns; will provide the use of their Façade Squad, whose goal is to enhance Lamar's downtown atmosphere; Partnership Posse, who nurtures community partnerships and attracts effective volunteers; and Biz-In-Buildings Brigade, which improves the business climate and encourage reinvestment by connecting businesses to buildings to bring more people downtown.	
Prowers Economic Prosperity (PEP)	Cheryl Sanchez, Director, 719.931.2144, director@prowerspep.org
Role: PEP represents business and developer interests in Prowers County; will provide assistance to new and existing Prairie Crossroads businesses to assist in finding appropriate sites based on commercial needs. PEP will provide	

permitting assistance and help walk interested developers through the process of planning, zoning, incentive negotiations, and other business

Lamar Redevelopment Authority (LRA)

Board Director is a recently vacated position we are trying to fill.

Role: LRA enthusiastically approved pursuing this EPA Assessment Grant and will further assist financing redevelopment in the Prairie Crossroads area. They provide blighted determinations, funding (TIF) support, and cooperative efforts in working with property owners and developers as well as City staff on costing and alleviating hurdles to redevelopment.

IV.E.2.b.iii. Incorporating Community Input

Lamar regards community engagement as a crucial component of any public improvement project – we don't just solve our brownfield issues through individual organizations, we solve this collectively as a community. This approach has served us well during our first Assessment Grant, having citizens-at-large in our Prairie Crossroads Committee contributed to our community outreach strategies that included walking tours and community forums, along with educational workshops targeted at business and property owners. Using these tried and true traditional low-tech tactics, we will continue outreach to our target low-income population. We have and will continue to utilize newsletters, presentations, and online publications, including multiple social media platforms, to solicit information and comments from residents and business owners and inform them of opportunities and progress and how their input was considered in the assessment/reuse decisions. We've had success post-COVID in implementing engaging virtual meetings that include real-time polling options and video presentations to keep engagement and entertainment high. Our goals through these approaches include exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community's network of needs and business contacts to develop solutions impacting our broader community members. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, including transient populations of migrant workers, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed. Our collective community has been very clear: Lamar wants a healthy, safe, thriving community. Assessing, remediating, and redeveloping our brownfields with their help and EPA funding support will provide one.

IV.E.3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

Tasks below will be required to implement our vision of the proposed project. The sample format was followed with an additional for each task to detail our assumptions on the cost estimate for each task. City staff time in support of this project is allocated in our annual budget and not tracked for grant reimbursement.

Task/Activity: 1. Programmatic Activities and Grant Management

i. Project Implementation:

- Meeting terms and conditions of the Cooperative Agreement, including grant management, quarterly reports, financial reporting and accountability, property profile forms, and financial audits.
- Retain a qualified environmental professional (QEP) to assist in managing/overseeing site assessment activities. We will procure these services through a qualifications-based bid process following federal procurement requirements.
- Travel & Training (brownfields related meetings, training sessions, conferences)

ii. Anticipated Project Schedule: QEP will be procured within 2 months after grant award. Quarterly reports submitted quarterly, and other documents as required throughout grant period (2021-2024)

iii. Task/Activity Lead: City Project Manager (C. Brooks) with Assistance from QEP (Contractual)

iv. Outputs: RFP/RFQ; documentation, high-quality QEP, EPA quarterly reports, DBE Reporting, annual federal reports, ACRES updates, summary report and forms, forms submitted for payment, project closeout, attend meetings, conferences and training sessions, and managing the schedule and budget

v. Cost estimate this task: One staff member to attend one three-day national conference. Estimated travel costs include airfare (\$800/person/conference = \$800) plus hotels, meals, and incidental costs (\$200/day = \$800) for a total of \$1,600. In addition, \$20,000 (estimated 200 staff hours at an average of \$100/hour) is budgeted for contractual costs for reporting and other eligible activities to support task deliverables: quarterly reports, ACRES updates, DBE reports, financial reports, and project closeout report over the life of the contract. TOTAL = \$21,600

Task/Activity: 2. Site Inventory (update), Planning, Reuse Visualizations

i. Project Implementation:

- Update site inventory and compliance with Comp Plans, rank based on community factors such as catalyst potential, community support, redevelopment potential, landowner interest, and environmental cleanup factors
- Economic Driver Inventory, 3D Visualizations, video presentations on reuse and visions, resource road mapping, streetscape planning to connect broken or dysfunctional pedestrian links, development of site reuse plans.

ii. Anticipated Project Schedule: Site inventory to begin by Q2 of grant, other reuse and planning elements dependent upon sites selected, will be likely back half of project (Quarters 6-12, 2022-2024)

iii. Task/Activity Lead: Site inventory – City GIS Manager, with Contractual assistance as needed; Planning/Visualization Consultant (Contractual, part of QEP Team to be included in solicitation)

iv. Outputs: Updated Site Inventory/prioritization and ranking report; For five sites a site specific or area-wide redevelopment plans, 3D Visualizations, and/or video presentations of vision; resource (leverage) road-mapping; streetscape planning on one select blighted area or block to improve connectivity, walkability, and vehicle/pedestrian interactions.

v. Cost estimate this task: Site inventory and one GIS overlay map (10 hours x \$100/hr = \$1,000). Four inventory planning, visualization, redevelopment visioning meetings (4 @ \$1,500 = \$6,000). Develop 3D visualizations, site or area-wide planning, and video presentations on reuse vision for est. six properties or locations (6 @ \$11,000/ea = \$66,000). Streetscape planning/pre-design in blighted area for pedestrian interconnection and safety to priority sites or priority brownfield focus area (\$10,000). Resource-roadmapping (leverage, redevelopment strategy plan on priority sites), (\$7,000). TOTAL = \$90,000

Task/Activity: 3. Site Assessments

i. Project Implementation:

- Starting first at our catalyst sites identified in Table 1, and expanding from there, a qualified environmental professional will be procured as per federal guidelines to perform seven Phase I ESAs (per ASTM E1527-13); four Phase II ESAs; a QAPP will be coordinated for approval by Region 8 and updated annually; Site Eligibility Determinations, Field Sampling Plan development, and Health and Safety Plans are ancillary to this work. Staff (incl. legal staff as needed) will assist in securing access agreements.

ii. Anticipated Project Schedule: 2021-2024 – QAPP by Q2, first Ph I ESAs to be completed by Q3 with an average of 3 per year following, Phase II ESs by Q4, with at least one per year to grant conclusion.

iii. Task/Activity Lead: QEP

iv. Outputs: Phase I ESAs (7 sites); Phase II ESAs (4 sites); QAPP, Sampling and Analysis Plans for each Phase II; SEDs for all sites, Health and Safety Plans each Phase II site.

V. Costs estimate this task: QAPP \$6,100, seven Ph I ESAs at \$3,900 ea.= \$27,300, four Ph. II ESAs (including SED, HASPs, SAPs) @ \$30,000 each = \$120,000. TOTAL= \$153,400

Task/Activity: 4. Remediation Planning

i. Project Implementation:

- At sites with identified environmental issues, we will work closely with property owners and community members to create redevelopment strategies
- Includes the completion of three draft ABCAs and facilitating discussions with CDPHE regarding entry of individual sites into the Voluntary Remediation Program (VRP).

ii. Anticipated Project Schedule: Upon identification of specific sites with reuse potential, likely 2022-2024 (one per year)
iii. Task/Activity Lead: QEP and Planning or economic development professionals on project team)
iv. Outputs: Three (3) draft ABCA/Reuse Planning Documents
v. Costs estimate this task: Cost of \$6,000 per 3x ABCA/Reuse Planning Document. TOTAL = \$18,000
Task/Activity: 5. Community Involvement and Outreach
i. Project Implementation: <ul style="list-style-type: none"> • Work with partners to ensure commitments are implemented, includes PCC advisory committee meetings (ongoing) • Modify community relations plan from FY2018 Grant as necessary for updated initiatives • Maintain information repository • Conduct Public meetings and listening sessions • Prepare fact sheets and communicate the status and progress of the project and redevelopment and cleanup accomplishments. Project updates will be posted on the City website and status updates will be provided to property owners in the neighborhoods adjoining properties.
ii. Anticipated Project Schedule: First meetings in Q2, with at least one per year following to closeout
iii. Task/Activity Lead: City Project Manager with QEP assistance (Contractual)
iv. Outputs: Community Relations Plan, project fact sheet, website updates, website development, public meetings, handouts during public meetings, and meeting minutes. three meetings with stakeholders, three public meetings
v. Costs estimate task: Public Involvement plan update (\$1,000); factsheets, public notices, flyers, brochures (10 hrs @ \$100/hr=\$1,000); QEP/Planning/Economic Development Specialist contractor assistance at 6 meetings @ \$2,500/mtg=\$15,000; TOTAL = \$17,000

IV.E.3.b. Cost Estimates

Budget Categories		Project Tasks (\$)					Total
		Task 1 Programmatic, Grant Mngmnt	Task 2 Planning, Visioning Priority Sites	Task 3 Env. Assessments	Task 4 Remediation Planning	Task 5 Community Outreach	
Direct	Travel	\$1,600					\$1,600
Costs	Contractual	\$20,000	\$90,000	\$153,400	\$18,000	\$17,000	\$298,400
Total Direct Costs		\$21,600	\$90,000	\$153,400	\$18,000	\$17,000	\$300,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0	\$0
Total Budget		\$21,600	\$90,000	\$153,400	\$18,000	\$17,000	\$300,000

Note: Direct Costs from Personnel, Fringe, Equipment, Supplies or Other do not apply to our grant request.

IV.E.3.c. Measuring Environmental Results

To guarantee the Prairie Crossroads Project meets crucial milestones and desired outcomes, Lamar will document, track, and evaluate outputs and outcomes continually. Resources such as KSU TAB's BIT Software will be utilized to trace the number of sites addressed and assessed (Ph I and II ESAs), ownership transfers, acres of land redeveloped and square footage of buildings positioned for reuse, private investment dollars and other funding leveraged, jobs created, tax revenue generated, change in poverty rates, and new housing permitted, throughout each project task. Progress will be reported in quarterly reports and ACRES and compared to the workplan schedule/outputs. The Program Manager will monitor and evaluate progress and take corrective action if needed.

IV.E.4 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE (25 points)

IV.E.4.a. Programmatic Capability

IV.E.4.a.i. Organizational Structure

Lamar's organizational structure – Mayor-Council-City Administrator form of government (with noted Key Staff below in financial, administration, and implementation areas of our government who have worked on FY2018 grant, with contingent staff in place) is well qualified in administering large federal grant monies, and we will insure all employees working on this project are appropriately trained, versed in best practices, and up-to-date on brownfield programs, through resources such as KSU TAB, so the highest quality work is being provided in all phases by our staff. We have systems, processes and procedures in place as demonstrated by our staff administration of funds from Colorado Dept. of Transportation, EDA, and EPA to name a few.

IV.E.4.a.ii Description of Key Staff

Steve Kil (Lamar City Administrator) will serve as the Prairie Crossroads Project manager. With more than 26 years of city management experience, he has served as Lamar's City Administrator for 1 year. As our acting chief administrator, Mr. Kil's skills include expert-level budget development, expenditure control, and long-term capital asset management (including managing outside funds), which will serve him well as the Prairie Crossroads Project manager. **Kristin McCrea** is the treasurer for the City of Lamar, and employs 10 years' experience in county administration and 7 years' experience in City treasury. Her skills in financial management, accounting, and supervision, including assisting in handling Lamar's high-dollar grants from CDOT and CDPHE, will support our budget tracking for this grant. **Linda Williams** has served as Lamar's City Clerk for the past 12 years and will be responsible for record keeping aspects of this grant. **Craig Brooks (Chief Building Inspector)** has been intimately involved with the first phase of the EPA Brownfield grant while also responsible for building permits, property ownership and development assistance and regulations. Mr. Brooks has experience managing projects with large budgets, long time frames, and broad scopes, like many brownfields projects have, and will continue to offer technical, environmental, and administrative support to the other City staff.

IV.E.4.a.iii. Acquiring Additional Resources

We will use a qualifications-based selection process that complies with federal procurement regulations (2 CFR 200.317-326) and includes guidance to attract and utilize minority and women-owned businesses for selecting the QEP. We will be requesting that the QEP have specialized planning and/or economic development staff or on their team to assist in our vision of this grant implementation.

IV.E.4.b. Past Performance and Accomplishments

IV.E.4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: FY2018 USEPA Assessment Grant

IV.E.4.b.ii. Accomplishments: The City in two short years utilized over 73% of its \$300k grant. The City developed a steering committee and project management team that regularly meets, conducted three workshops or public meetings with materials, conducted 10 Phase I ESAs, conducted three Phase II ESAs, prepared 3D site visualizations and animations on three properties, and developed a Catalyst Report to capture potential development opportunities and activating uses for each of the six properties that highlight how redevelopment could enable economic growth and community revitalization, while improving the environment. This led to two leveraged grants (CDPHE 1306 Brownfield Grant and a Rural Economic Development Initiative Grant from Colorado Dept of Local Affairs) allowing for purchase of one property and leading towards upcoming demolition and/or redevelopment of three properties in which we've expended EPA funds.

Compliance with Grant Requirements: The City has thus far successfully complied with grant terms and agency requirements of the currently in-progress EPA grant. The accomplishments noted above are documented in ACRES. We're on track to achieve the goals outlined in our cooperative agreement completing approved tasks and expending all remaining funds in the timeline remaining (approximately one year), having expended over 73% of funds thus far. We are reporting project accomplishments and complying with grant requirements in a timely manner and are in regular communication with our EPA project manager to confirm compliance and discuss approaches to specific sites or compliance interpretations for grant fund usage.

Attachment 1

Threshold Criteria Response and Documentation of Available Balance
FY2018 Assessment Grant

Threshold Criteria for FY2021 Assessment Grants

Submitted by City of Lamar, Colorado

1. Applicant Eligibility

The applicant for this combined EPA Community Wide Hazardous Substance and Petroleum Assessment Grant is the City of Lamar, Colorado. The City of Lamar fulfills the definition of an "eligible entity" by being a recognized political subdivision as defined by the State's legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31). The City of Lamar is a General-Purpose Unit of Local Government as defined in the eligibility requirements for this grant.

2. Community Involvement

Lamar regards community engagement as a crucial component of any public improvement project – we don't just solve our brownfield issues through individual organizations, we solve this collectively as a community. In addition to including citizens-at-large members on our Prairie Crossroads Committee, anticipated community outreach strategies in the old days (or when things return to normal) include walking tours, community forums, good-old-fashioned ice cream socials, and other barn-raising-type activities that combine socializing with the practical goals of the Project. However, we've modified our strategy in the days of COVID-19 to include virtual web meetings with innovative interactive surveys and presentations to keep engagement high and feedback in real time. Lamar residents will be kept involved and informed throughout the project through public meetings, project updates posted on the City website, flyers, newsletters, social media platforms, and other publications, to reach all residents and partners. Particular attention will be paid to connecting with our impoverished population – by implementing low-tech tactics, we will more effectively reach our target residents. Lamar's goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community's network of business contacts and lenders. The City will continue to gather input as appropriate from private and public entities, welcoming comments and ideas, including from Lamar Community College students eager to make a concrete contribution to a community they call home. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories. The dominant language in the study area is English and is the language used by local newspapers to print legal announcements. Since there are Spanish-speaking community members who will be part of this effort, including transient populations of migrant workers, public notices will be translated and published in Spanish, and Spanish language interpreters will be provided by the City at any public meeting to discuss this initiative, as needed.

3. Expenditure of Assessment Grant Funds

Lamar has drawn down and been reimbursed \$228,817.96 of the \$300,000 EPA grant awarded in FY2018, which is 76.3% of the grant. A copy of the latest transaction confirmation for this account (Automated Standard Application for Payments [ASAP]) is in the attachments dated September 9, 2020 (note available balance at the bottom).

Payment Transaction Confirmation



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

CITY OF LAMAR

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0606225940000

d. Address:

* Street1:

102 E PARMENTER

Street2:

* City:

LAMAR

County/Parish:

PROWERS

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

81052-0422

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Kristin

Middle Name:

* Last Name:

McCrea

Suffix:

Title:

Treasurer

Organizational Affiliation:

City of Lamar

* Telephone Number:

7193361373

Fax Number:

7193362787

* Email:

kristin.mccrea@ci.lamar.co.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Lamar Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 4th

* b. Program/Project 4th

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2021

* b. End Date: 12/31/2024

18. Estimated Funding (\$):

* a. Federal	300,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Kristin

Middle Name:

* Last Name: McCrea

Suffix:

* Title: Treasurer

* Telephone Number: 7193361373 Fax Number: 719336-2787

* Email: kristin.mccrea@ci.lamar.co.us

* Signature of Authorized Representative: Kristin McCrea

* Date Signed: 10/27/2020